

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

**SPECIAL MEETING OF THE  
COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

**Friday, September 15, 2006 – 10:00 A.M.**

**Milwaukee County Courthouse - Room 201-B**

**M I N U T E S**

TAPE No. 20: Side A, #455 to EOT  
TAPE No. 20: Side B, #001 to EOT  
TAPE No. 21: Side A, #001 to #227

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West, and Mayo (Chair)

**SCHEDULED ITEMS:**

**REAL ESTATE**

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

1. 06-14 From Director, Economic and Community Development, reporting on the results of  
(a)(f) issuing a Request for Proposals for the sale and development of Block 4, West of the Milwaukee River (Block 4W), in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4<sup>th</sup> Street and West Juneau Avenue in the City of Milwaukee. **(7/17/06: LAIDOVER)**
  - A. Discussion of the two development proposals
  - B. Report from the Park East Community Advisory Committee (Tape #20A-474)

**APPEARANCES:**

Robert Dennik, Director, Economic and Community Development Division  
Craig Dillmann, Real Estate Manager  
Roy Evans, Chairman, Park East Community Advisory Committee  
Pamela Fendt, Good Jobs & Livable Neighborhoods

**SCHEDULED ITEMS (CONTINUED):**

**The following individuals appeared on behalf of the Ruvin Development, Inc. Team**

Rob Ruvin, Ruvin Development – Lead Developer  
David Florsheim, Ruvin Development Team – Co-Developer  
Carla Cross, President, Cross Management Services  
Craig Coursin, Vice Presiden, CG Schmidt  
Brian Johnsen, Principal, Johnsen Schmalings Architects – Lead Architects  
Kyle Strigenz – Ackman Ziff Real Estate Group

**The following individuals appeared on behalf of the Rana Enterprises Team**

Randy Crump, Prism Technical  
Chaudhry Asif Rana  
LaFayette Crump, Crump Law firm  
John Schulz, Jensen Group  
Marvin Pratt  
Harry, Architectura, Inc,  
Linda Bedford  
Sherman Hill, Harambee Ombudsman Project  
Annette Smith, Harambee Omburdsman Project

Supervisor Clark provided comments relative to questions raised, based upon what has been reported in various publications, regarding whether the Committee will go into closed session to decide which proposal it will approve. She stated that the process, thus far, has been very clean, open, honest and straightforward. The Committee has not gone into closed sessions to choose one proposal over another.

***MOTION BY (WEST) that the Committee take up item 1A (report from the Park East Community Advisory Committee) before item 1B (discussion of the two development proposals).***

Questions and comments ensued.

**AYES:** White, Dimitrijevic and West - 3

**NOES:** Clark, Johnson, Rice and Mayo (Chair) - 4

**EXCUSED:** 0

***Motion failed.***

Mr. Ruvin introduced the Ruvin Development team and provided a brief presentation (a copy of which is contained in the subject file).

Questions and comments ensued.

Mr. Randy Crump introduced the Rana Enterprises team and provided a brief presentation (a copy of which is contained in the subject file).

## SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Mr. Evans provided comments relative to the task of the Park East Community Advisory Committee (PEAC). He read from a memo that he indicated was forwarded to Chairman Mayo (a copy of which is contained in the subject file) stating that the consensus of the PEAC committee was that Ruvin Development, Inc.'s proposal provided a slightly stronger presentation with regards to their stated commitment to fulfilling the requirements of the PERC.

Questions and comments ensued.

***MOTION BY: (DIMITRIJEVIC) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 1. (Vote 7-0)***

Questions and comments ensued relative to the reason for going into closed session.

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7  
**NOES:** 0

The Committee adjourned into closed session at approximately 11:15 a.m. and reconvened back into open session at approximately 12:45 p.m. with the same members as before.

***MOTION BY: (RICE) Accept the proposal from Ruvin Development, Inc. in the amount of \$2,903,675 and adopt the resolution accompanying the Jul y7, 2006 memorandum from Economic and Community Development staff with the following amendment: Insert in the first BE IT RESOLVED clause, line 3, after Ruvin Development, Inc., : (1) within (9) months of the option date, providing a financing commitment in a minimum amount of \$100,000,000 in a form satisfactory to the Director of Economic and Community Development and Corporation Counsel; and (2)***

***MOTION BY: (WHITE) Layover until after the conclusion of the next regularly scheduled Economic and Community Development Committee meeting.***

Questions and comments ensued.

## **SCHEDULED ITEMS (CONTINUED):**

Supervisor White stated the rationale behind his motion to layover. He would like for the questions raised in the letter from Rana Enterprises to not be so easily dismissed, but instead responded to in writing. He would like to see the written rebuttals of the questions that were raised.

Supervisor White clarified his motion. The layover would apply to the meeting on Monday (September 18, 2006), if staff can prepare the written rebuttals by then.

### **Vote on the layover until Monday: 3-4**

**AYES:** Clark, White and Mayo (Chair) - 3

**NOES:** Johnson, Dimitrijevic, Rice and West - 4

***Motion failed.***

### **Vote on the amendment by Supervisor Rice: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

**NOES:** 0

### **Vote to accept the Ruvin Development, Inc. proposal, as amended: 3-4**

**AYES:** Dimitrijevic, Rice and West

**NOES:** Clark, White, Johnson and Mayo (Chair) - 4

***Motion failed.***

### ***MOTION BY: (WHITE) Accept the Rana Enterprises Group proposal.***

**AYES:** Clark, White, Johnson and West - 4

**NOES:** Dimitrijevic, Rice and Mayo (Chair) – 3

There was some confusion when the results of the vote were read by the Clerk, after which, Supervisor Clark changed her vote from “Aye” to “No” making the vote 3-4.

***Motion failed.***

**SCHEDULED ITEMS (CONTINUED):**

**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Robert Dennik, Director, Economic and Community Development Division

Craig Dillmann, Real Estate Manager

---

This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 10:00 a.m. to 1:15 p.m.

---

Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk

Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
---